



Technical Review Committee Review and Response

Date: August 11, 2015

Name: Bill McDow Agency: WMPO

Phone: (910) 341-7819 Email: bill.mcdow@wilmingtonnc.gov

Wyndwater Phase 3 and MDP Revision

Requirements:

1. A TIA is in progress for this project. The proposed Development Site Information for 350 units and future development does not match the current TIA which calls for a significantly higher number of SF homes, Townhouses, Senior Adult Units and Commercial Development.
2. Revise TIA and MDP to match proposed project development plan, phasing, and buildout.
3. The proposed 35' Radius for the subdivision cul-de-sacs are too small to accommodate fire engines and school buses. Increase Cul-de-sac Radius to 40' minimum to accommodate School Buses and Fire Engines using the streets.
4. Provide the name for proposed and existing local streets, and collectors. Ensure private and public designations are shown with any easements along the R/W. Show street names for connecting streets and adjacent streets.
5. Provide street, curve, intersection geometry for proposed streets and intersections. If segments are called out, please label segments with dimensions or place them in a table per Pender County UDO requirements.
6. Show proposed and existing sidewalk, trails and pedestrian Access easements on the plan with dimensions for each sidewalk or trail.
7. Provide wheel chair ramps at street corners where sidewalk is present or proposed in accordance with ADA requirements for newly constructed streets. Update the street cross section and/or intersection detail to show the location of the sidewalk.
8. Show proposed crosswalks on the site plan. Provide a detail for the crosswalk and wheel chair ramps on the plan.
9. Provide a street cross section for the 50' Public Collector R/W.
10. Add curb and gutter detail and standard NCDOT details for this project.
11. Provide a Subdivision statement on the presence of private streets within the subdivision.
12. The project is proposing connections directly to US Hwy 17 and Sloop Point Rd, which will require a NCDOT Driveway permit.

Recommendations:

1. Increase street corner intersection radius to R30 per NCDOT Subdivision Roads Minimum Construction Standards to accommodate Trash Trucks, Fire, School Buses and Moving Vans.

2. Revise the location of the North Arrow on Sheets C-3.1 and C-8.
3. Plans for previous phases showed sidewalk and Multi-use path, please show them on the Master Development Plan. Provide details on connection points along the street to the sidewalk and paths.
4. The proposed profile plan sheets have reversed the direction and orientation of the streets, direction of North, and how streets are shown. The profiles appear to be a mirror image of the site plan.
5. Show any proposed connections to adjacent lots and developments.
6. Applicant is requested to install a Park and Ride Location within Commercial Section of the development at Hwy 17.
7. Show proposed layout for the Mixed Commercial Areas and Park, recreation, and open space or Pedestrian areas shown on the site plan.
8. Show Crosswalks near parks and amenity areas.
9. Show Service Areas for the septic system on the site or utility plan sheets.
10. The project has proposed private streets and sidewalk on a Public Street. Please provide a note on the plans regarding maintenance of the proposed private streets and sidewalk by the HOA

Comments:

Information Requested:

Please Follow Up Prior to Meeting: Yes/ No



Pender County Emergency Management

Occupancy: **Wyndwater Phase II**
Address: **Wyndwater**
Hampstead NC 28443

Inspection Type: **TRC**
Inspection Date: **8/11/2015** By: **Batson, Tommy (2342)**
Time In: **14:19** Time Out: **14:34**
Authorized Date: **08/11/2015** By: **Batson, Tommy (2342)**

Form: Blank Fire Inspection

Inspection Topics:

Violations

Other Violation-See Notes
Other Violation-See Notes
Status: INFORMATION
Notes: No notes for this project not covered by others

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
Notes: No Additional time recorded		

Total Additional Time: 0 minutes
Inspection Time: 15 minutes
Total Time: 15 minutes

Summary:

Overall Result: Passed
Inspector Notes:

Inspector:

Name: Batson, Tommy
Rank: Deputy Fire Marshal
Work Phone(s): 910-470-4721
Email(s): tbatson@pendercountync.gov
Batson, Tommy:

Signed on: 08/11/2015 14:22

Signature

Date

Occupant Signature:

Signature

Date



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Date: 08/11/15

Name: Wyndwater Phase III

Agency: NCDOT

Phone: 910-346-2040

Email: dracine@ncdot.gov

Requirements: Submit for Driveway Permit. TIA is being updated, any roadway improvements will be based on TIA recommendations. Submit for Plan approval.

Recommendations:

Comments:

Information Requested:



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Please Follow Up Prior to Meeting: Yes/No

Ron Meredith

From: Bryan McCabe
Sent: Monday, August 17, 2015 4:42 PM
To: Ron Meredith; Margaret Gray
Subject: PCU TRC Comments Revised

Mr. Meredith:

PCU Comments from 8/11/15 TRC Meeting Follow:

Kings Ransom Phase II: Plans have already been approved by PCU. Awaiting Authorization to Construct from NCDENR Public Water Supply Section.

(Side Note, not a comment from TRC: If extending the temporary cul-de-sac from Phase I AKA Treasure Way, PCU would like the waterline to connect to the waterline on Windy Point please).

Bailey Shoppes MDP Revision: No Office Space/Utilities are proposed. No comment from PCU.

Oak Ridge at Olde Point Master Development Plan: PCU requested submittal of plans from the Developer's Engineer. Service should be run from the 16" waterline on US 17 with consideration of future development on other parcels. If a fire line is required to service a sprinkler system for the proposed structure, the minimum line size would need to be 8".

Connaway Majore Site Plan: Only requested a water service for a single office building (no utilities proposed for storage structures). Apply for service at PCU on 605 E. Fremont Street.

Wyndwater Phase III: An inter-connect will be required to complete Phase III. The Developer indicated Phase III will be divided into two or more sub-phases (Phase III A, B, and C), and that the inter-connect would be constructed prior to proceeding with Phase III B or C; depending on how the phasing is accomplished. PCU takes no exception with proceeding in this manner, and requested submittal of formal plans from the Developer's Engineer for review. The submitted plan should depict the inter-connect, phasing lines, and provide additional detail on "existing lines to be replaced."

Thanks,

Bryan McCabe, PE
Project Engineer
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